

NO TRANSFER  
TAX PAID

48-246

WARRANTY DEED  
Statutory Short Form  
008769

We, Leonard C. Cabana and Carmen E. Cabana of Waterville, Kennebec County, State of Maine, for consideration paid, grant to Leonard C. Cabana and Carmen E. Cabana, Trustees of the Leonard C. and Carmen E. Cabana Revokable Living Trust under Trust Agreement dated April 1, 1991, of Waterville, Kennebec County, State of Maine, and whose mailing address is 1 Elm Terrace, Waterville, Maine 04901 with Warranty Covenants as joint tenants and not as tenants in common, the land in Waterville, Kennebec County, and State of Maine, bounded and described as follows; to wit:

A CERTAIN lot or parcel of land situate in said Waterville, County of Kennebec and State of Maine and bounded and described as follows, to wit:

BEING a part of Elm Terrace as delineated on a plan made for A.F. Merrill, Proprietor, by Green and Wilson, dated April 16, 1919, as corrected April 16, 1923, bounded as follows: Beginning in the north line of Elm Terrace at a point about ninety-four and two tenths (94.2) feet westerly from the west line of Elm Street measuring in north line of said Elm Terrace and running thence southerly about thirty-five and four tenths (35.4) feet to an iron pipe at the southwest corner of Dr. P.S. Merrill's homestead; thence southerly fourteen and four tenths (14.4) feet to the north line of the right of way; thence westerly on the north line of the right of way nine and three tenths (9.3) feet to an angle; thence further westerly twelve and three tenths (12.3) feet to another angle; thence still further westerly in the north line of said right of way to the southwest corner of the lot delineated as No. 1; thence northerly about fifty-six and four tenths (56.4) feet to the north line of said lot; easterly about forty-four and six tenths (44.6) feet to the point of beginning.

ALSO another lot or parcel of land being a part of said Elm Terrace bounded and described as follows, to wit: Beginning in the south line of said right of way at the northwest corner of a lot sold to Dr. William Claire Brown; thence southerly about thirty (30) feet to the north line of the Cottle Estate; thence westerly in the north line of said Cottle Estate about twenty-four and four tenths (24.4) feet; thence northerly at nearly right angles about twenty-four and three tenths (24.3) feet to the south line of said right of way; thence easterly along the right of way about sixteen and five tenths (16.5) feet to an angle; thence further easterly along the right of way about fourteen and one tenth (14.1) feet to the point of beginning.

THERE is also granted the right of passage over the right of way in Elm Terrace for the benefit of both said lots, but this conveyance is upon the express condition that no building nor part of a building nor structure of any other kind, shall ever be erected or allowed to stand upon the southerly one of the two lots above conveyed.

BEING all and the same premises acquired by Leonard C. and Carmen E. Cabana by Warranty Deed from Bion R. and Gladys R. White dated September 6, 1950 and recorded in the Kennebec County Registry of Deeds in Book 896, Page 376.

WITNESS our hands and seals this 9<sup>TH</sup> day of April, 1991.

Signed, Sealed and Delivered  
in the presence of:

William P. Dubord  
(to both)

Leonard C. Cabana  
Leonard C. Cabana

Carmen E. Cabana  
Carmen E. Cabana

48-246

STATE OF MAINE  
COUNTY OF KENNEBEC

Dated:

April 9, 1991

Then personally appeared the above named **Leonard C. Cabana and Carmen E. Cabana** and acknowledged the foregoing instrument to be their free act and deed.

Before me,

William P. Dubord

Notary Public

Print Name William P. Dubord

RECEIVED KENNEBEC SS.

1991 MAY 13 AM 9:00

ATTEST: James Charles Brown  
REGISTER OF DEEDS